

Zoning Code Educational Forum

February 25, 2010



All images courtesy of Keiji Iwai Photography

Overview of presentation



- Kara Kelty, CAG Chair
- Rewriting the LDC – a quick recap
- Update on progress
- Issues for discussion
- Regional Plan – Zoning Code relationship
- Future meeting schedule and adoption
- Wrap-up/Questions/Your thoughts?

The existing LDC is ...

LAND DEVELOPMENT CODE

Title 10 of the City of Flagstaff City Code



CITY OF FLAGSTAFF

Ordinance 1690 adopted by the
Flagstaff City Council on April 8, 1991

With all amendments as of March 18, 2008
(Ordinances added shown with adoption date)

Inconsistent
Complicated
Confusing
Imprecise
Disorganized
Antiquated
Disjointed
Unpredictable

Overview of Zoning Regulation in Flagstaff



The new zoning code will be ...



And a new name!



CITY OF FLAGSTAFF

Ordinance 1690 adopted by the
Flagstaff City Council on April 8, 1991

With all amendments as of March 18, 2008
(Ordinances added shown with adoption date)

**Coherent
Integrated
Concise
Consistent
Contemporary
Innovative
User Friendly
Promote Smart Growth**



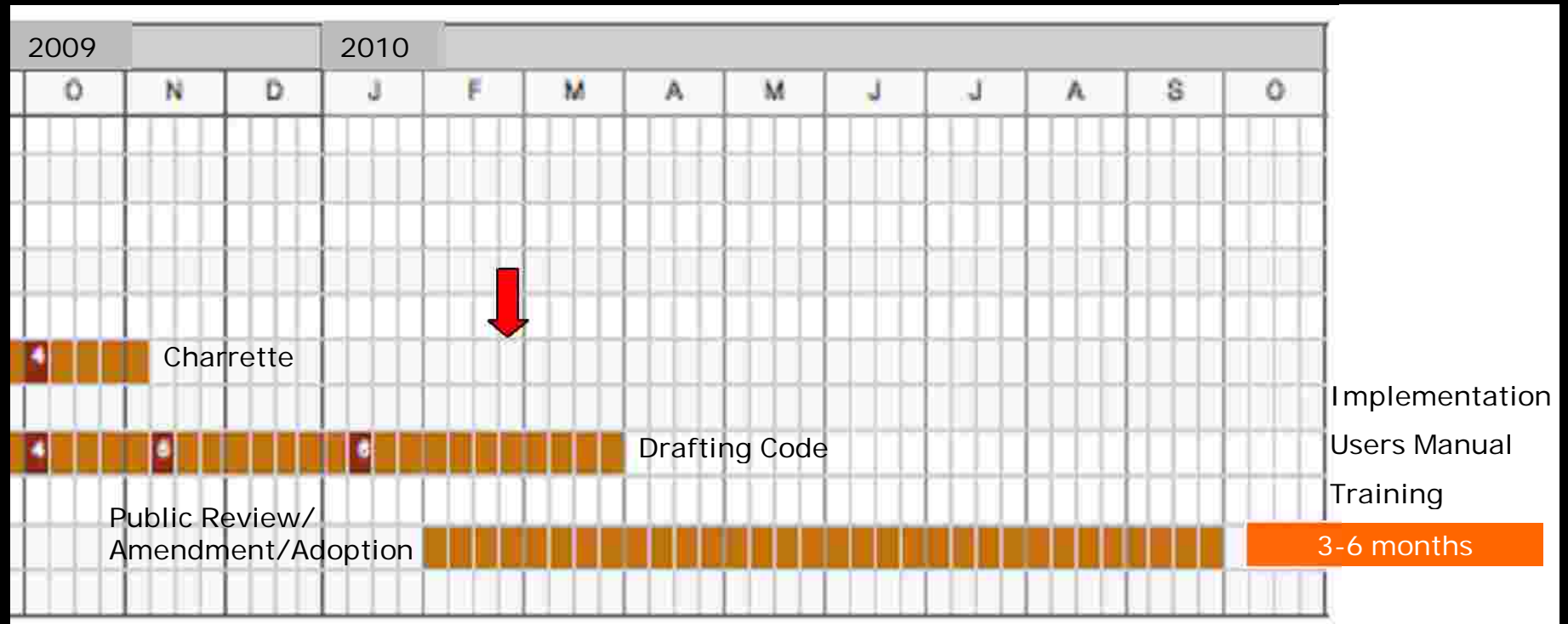
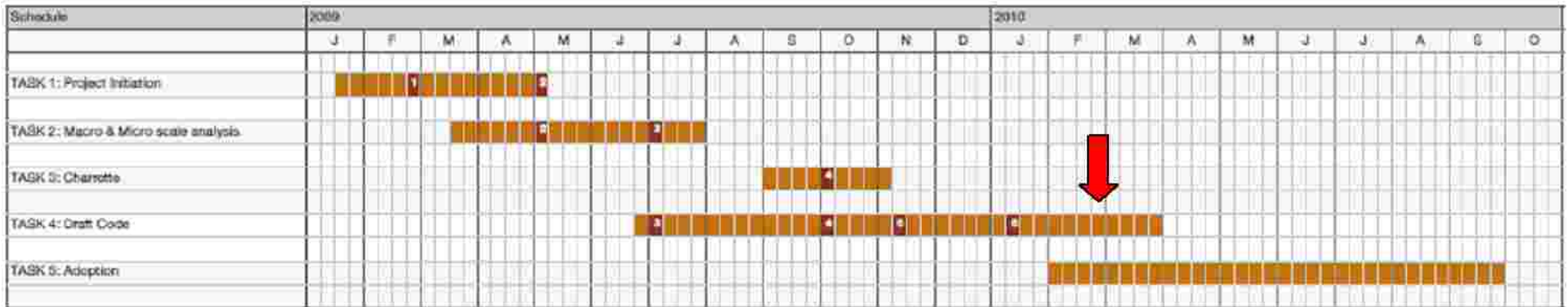
The planning team



Contract approved Jan. 2009

**Work started in earnest in
February/March**

The project timeline



Progress so far ...

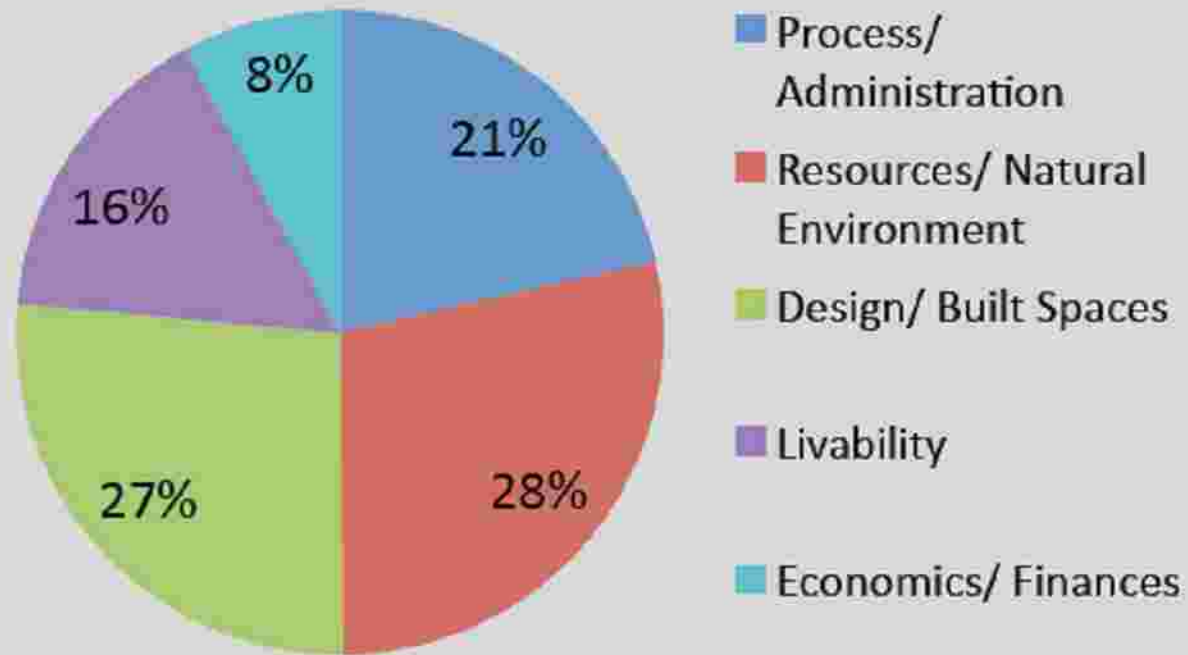


Focus Groups

- Are complete for now ...
 - 56 Focus Group meetings over two months
 - Important – ideas, suggestions and opinions of citizens who participated
 - Report complete – posted on-line
 - Matrix of recommendations
- Citizens Advisory Group
 - 3 meetings – coordination of ideas
- Early 2010
 - Council work sessions on Focus Group ideas

Progress so far ...

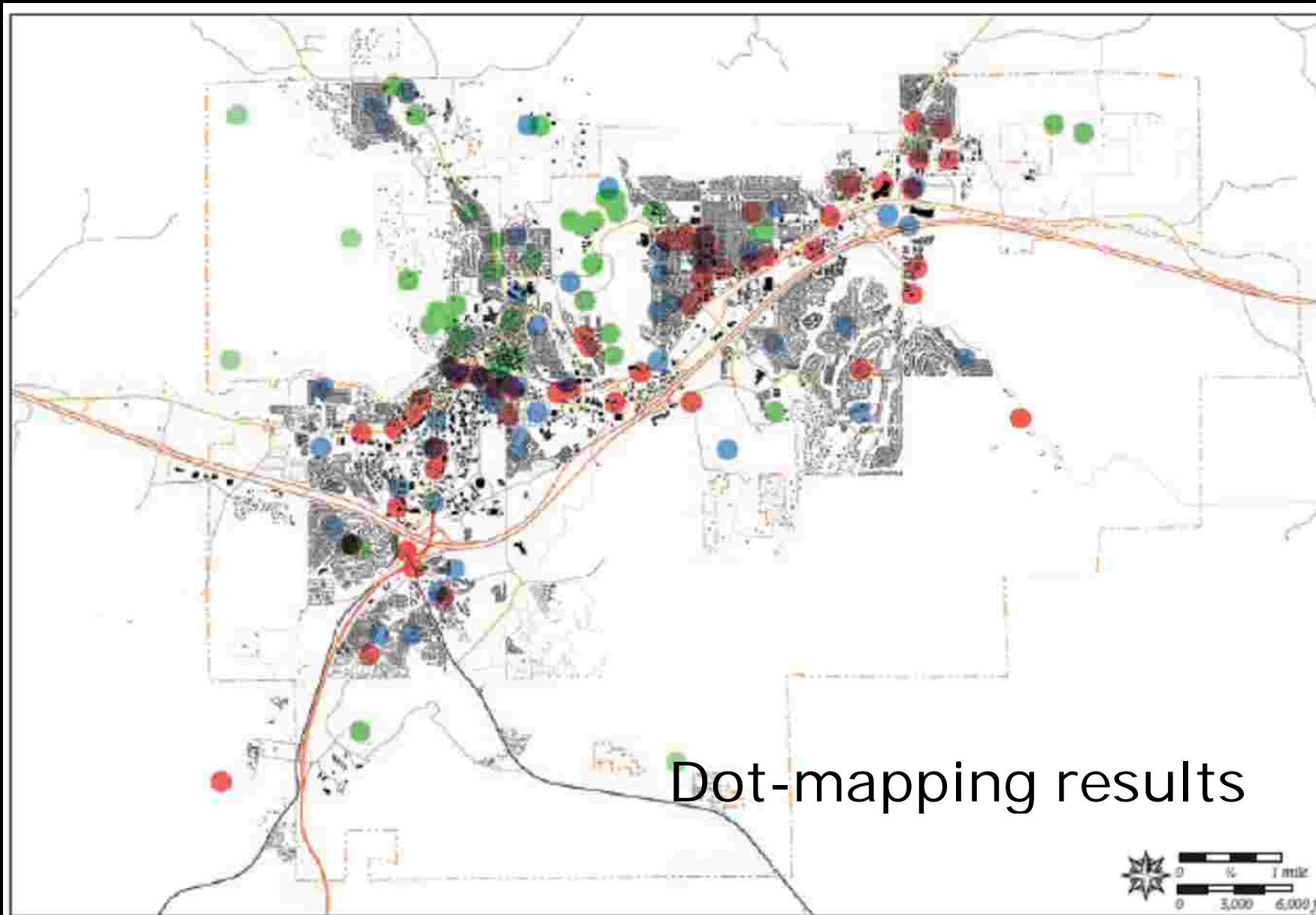
Key Issues



Dot-mapping results

Key issues - interview results

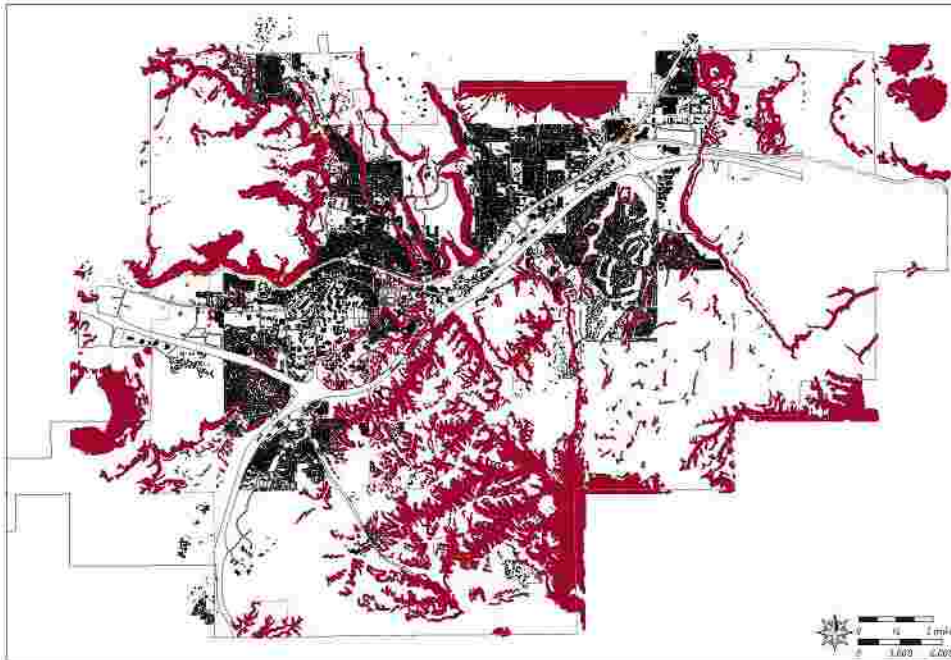
Progress so far ...



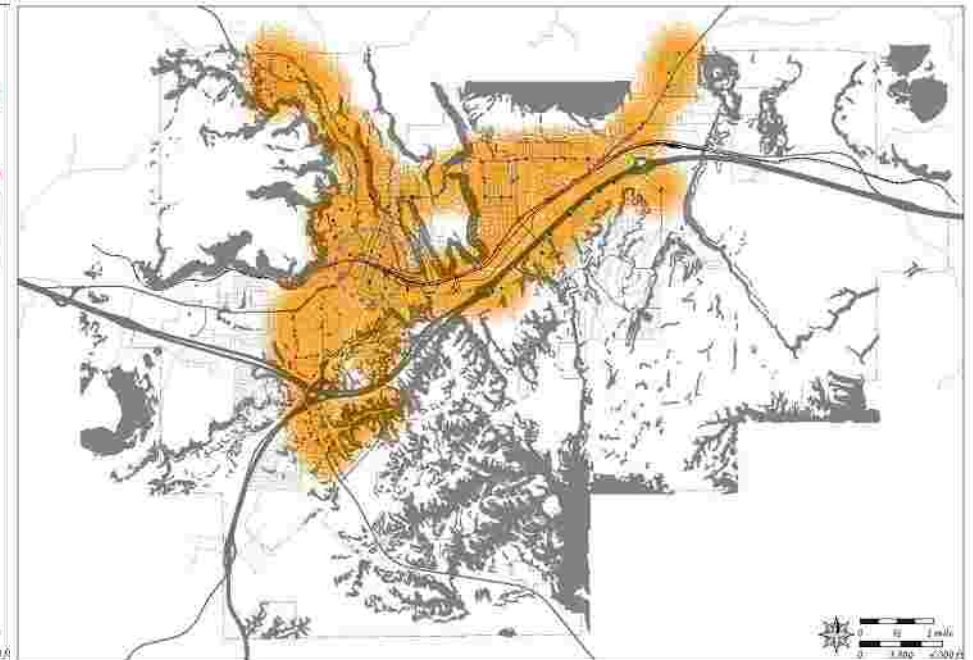
Dot-mapping results

Progress so far ...

Developed and Constrained Land

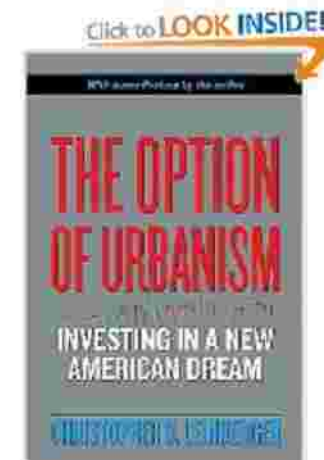
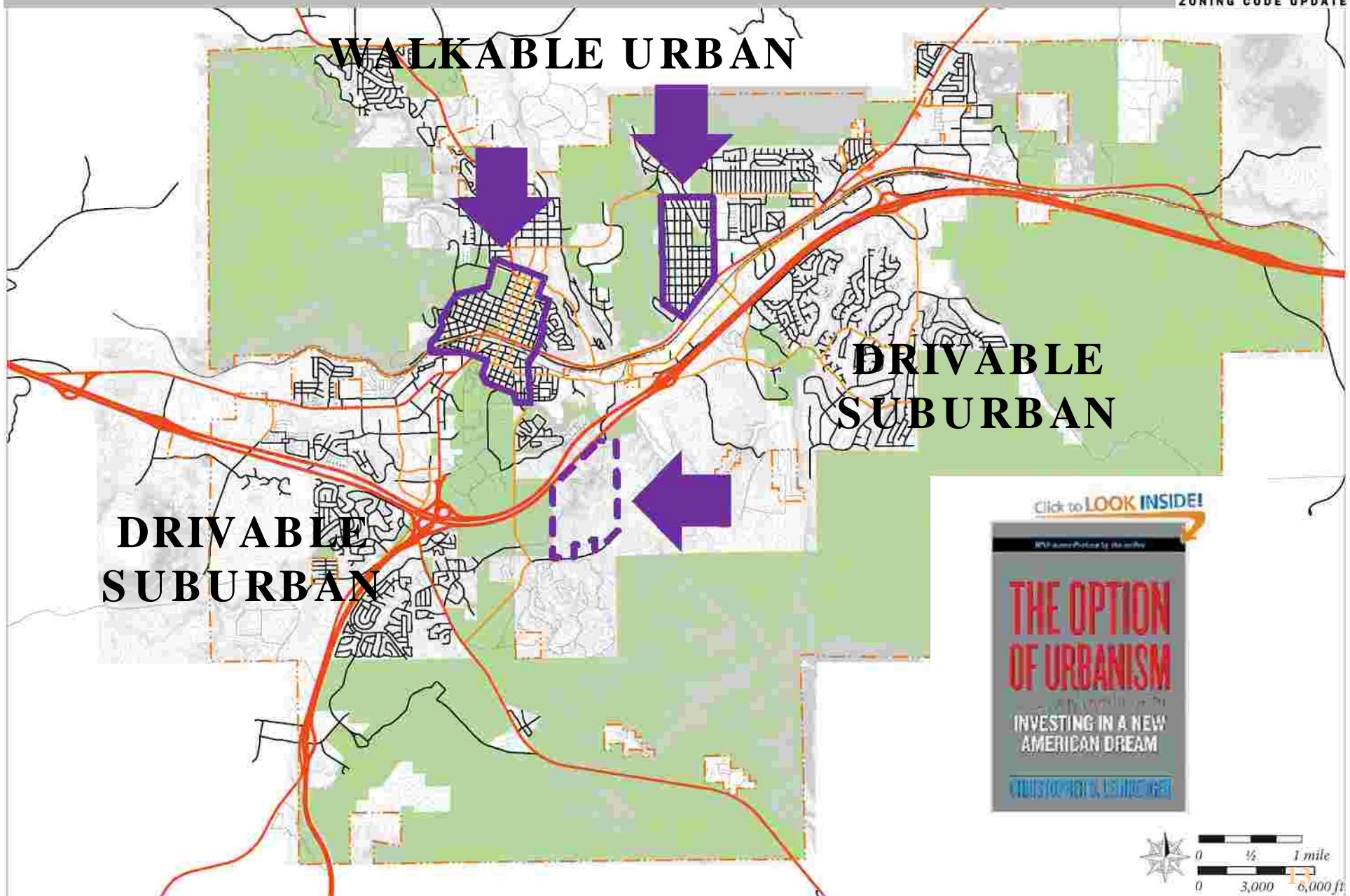


Transit Corridors



Macro-scale documentation results

Walkable Urban & Driveable Suburban



Progress so far ...

FBC Focus Area:



Progress so far ...



A comprehensive and intensive planning process to bring transformative change to a neighborhood or planning area.
"Charrettes offer much more than just a quick fix -- they result in lasting, transformative change".

Progress so far ...

Over 400 People Attended!



Progress so far ...



Our Flagstaff

Land Development Code Rewrite: Charrette Summary Report
Flagstaff, Arizona
November 30th, 2009

Written for the Flagstaff Community by:
Opticos Design, Inc.
Lisa Wise Consulting, Inc.

Jacobson & Wack
Sherwood Design Engineers
Hall Planning & Engineering, Inc.
KDI Photography



Progress so far ...



Summary: Guiding Principles for FBC

- Reinforce Downtown as the **Heart of Town**
- **Reduce the Spread of Commercial** Uses in Neighborhoods
- Provide a Mix of **Neighborhood-Serving Amenities**
- Reinforce the **Gateways** into Flagstaff
- Provide an Appropriate **Transition from Downtown Core**
- Enable **Southside to Evolve**
- Reinforce the **Single-Family Character** of RM-L-E (T3)
- Create **Livable Streets**
- Utilize the **Rural-to-Urban Transect & Community Types**
- Support **Local** Retail and Restaurants
- Integrate **Alternative Energy** Strategies
- Integrate **Stormwater Management** Strategies

Progress so far ...

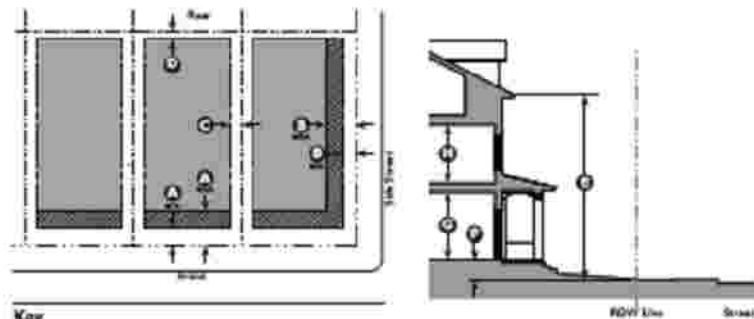
West Aspen and North Beaver: Proposed Conditions



Progress so far ...

10-30.20.070

T4 Neighborhood I (T4N.I) Standards



Key

- ROW / Property Line
- Setback Line
- Building Area
- Facade Zone

C. Building Placement

Principal Building Setback (Distance from ROW / Property Line)

Front	
Minimum ¹	15' min., 30' max.
Front facade within zone	50% min.
Side Street	10' min., 15' max.
Side	15' min., combined
Rear	25' min.

¹ Setback may match an existing adjacent building. The building may be set to align with the facade of the farthest immediately adjacent property, for a width no greater than that of the adjacent property's facade that encroaches into the minimum setback.

Outbuilding Setback (Distance from ROW / Property Line)

Front Setback	20' min. (also side setback)
Side Setback	0' min., 3' max.
Rear Setback	3' min.

Miscellaneous

Upper-floor units must have a primary entrance along a street facade or to a courtyard.
Ground-floor residential units facing a street shall have individual entries.

D. Building Form

Height

Building	
Principal Building	2 1/2 stories max.
Outbuilding	2 stories max.
Ground Floor Finish Level	18' min. above sidewalk
Ground Floor Ceiling	9' min. clear
Upper Floor(s) Ceiling	8' min. clear

² See Chapter 10-50 Building Types for additional height regulations.

Footprint

Depth, ground-floor residential	30' min.
space along primary street	
Frontage	
Lot Coverage	80% max.

Miscellaneous

Manured roof beams are not allowed.

E. Allowed Use Types

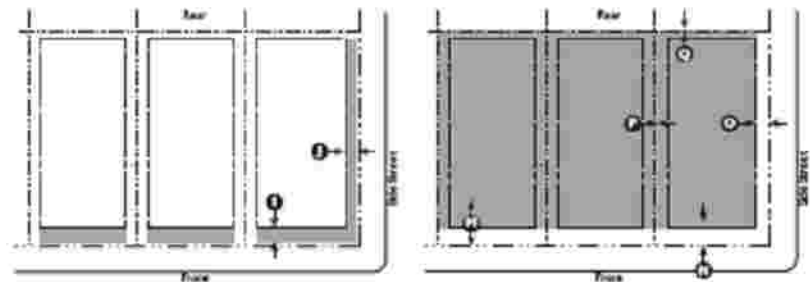
Ground Floor ³	Res. / Com. ⁴ / Ser. ⁵
Upper Floor ³	Res. / Com. ⁴ / Ser. ⁵

³ See Table 10-30.20.070.I Allowed Uses for specific uses.

⁴ Allowed only in Open Overlay Districts.

T4 Neighborhood I (T4N.I) Standards

10-30.20.070



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

F. Frontage Types and Encroachments

Encroachments¹

Front	5' max.
Side Street / Civic Space	5' max.
Side	3' max.
Rear	
Property Line	0' max.
Rear Lane	5' max.

Encroachments are not allowed within a Street ROW.

² See 10-30.20.070.I for allowed encroachments.

Allowed Frontage Types³

Ponds and Fences	Frontage
Stairs	Frontage

⁴ See 10-30.20.070.I for Frontage Tree standards.

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

G. Required Parking

Spaces

Residential Uses	
Studio/1 Bedroom	1 / unit min.
2+ Bedrooms	2 / unit min.
Non-Residential Uses	
≤2,000 sf	no spaces required
>2,000 sf	2 / 1,000 sf min.
	above first 2,000 sf.

Recreation, Education, & Public Assembly

By warrant

Location (Setback from Property Line)

From	
Covered / Attached	50' min.
Uncovered	Match front facade
	min.
Side Street	5' min.
Side	0' min.
Rear	0' min.

Miscellaneous

Linear feet of front or side facade that may be covered 35% max.
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.
See Division 10-30.20.070.I for additional general parking requirements.

Updating the Zoning Code



City Code Structure



- Title 10 – Zoning Code
- Title 11 – Subdivision Regulations
- Bound together as ...

A brand new zoning code



Flagstaff Consolidated Development Manual OR Flagstaff Community Development Manual?

- Introduction/Purpose
 - Building and Fire Codes
 - Engineering Standards
- Title 10 – Zoning Code
 - Appendices
 - Supplemental Guidelines (Design Review and Sustainability)
 - Development Review Fees
 - Outdoor Lighting Reference Materials
- Title 11 – Subdivision Regulations

Table of Contents – Title 10



- Preamble
 - Transect Principles
 - Form-Based Codes overview
 - How to Use the Code

Table of Contents – Title 10



**Preamble
Intent and Applicability**

**General to All
Specific to Zones
Supplemental to Zones**

All the other Chapters ...

Table of Contents – Title 10



- Chapter 10-10 – Intent and Applicability
 - Title
 - Purpose of Zoning Code
 - Authority
 - Jurisdiction
 - Rules of Interpretation
 - Establishment and Designation of Zones

Table of Contents – Title 10



- Chapter 10-20 – Administration & Procedures
 - Purpose
 - Administration (Existing Chapter 10-09)
 - Permits and Approvals (Existing Chapters 10-10 and 10-12)
 - Application Processing Procedures (Existing Chapters 10-10 and 10-12)
 - Enforcement (Existing Chapter 10-13)
 - Development Impact Fees (Existing Chapter 10-18)
 - Construction Assurances (NEW)

Table of Contents – Title 10



- Chapter 10-30 – General to All
 - Affordable Housing
 - Historic Preservation
 - Public Benefits Program
 - Public Improvements
 - Sustainability
 - Non-Transect Site Planning Design Standards (Non-Transect Zone or non-TND)
 - TND Site Planning Design Standards (Divisions 3-4 of existing TND Ordinance)

Table of Contents – Title 10



- Chapter 10-40 – Specific to Zones
 - Purpose
 - Non-transect zones (Existing zones, performance-based zones, overlays)
 - Transect zones (new)
 - Use regulations (Existing Chapters 10-02 and 10-03)

Table of Contents – Title 10



Table of Contents – Title 10



- Chapter 10-60 – Specific to Thoroughfare Types
 - Purpose
 - Lane Assemblies
 - Public Frontages
 - Public Planting
 - Public Lighting – if needed (references the Lighting Division)

Table of Contents – Title 10



- Chapter 10-70 – Specific to Civic Spaces
 - Purpose
 - Civic Spaces

Table of Contents – Title 10



- Chapter 10-80 – Planning Documents
 - Planning Documents (Existing Chapter 10-12)

Table of Contents – Title 10



- Chapter 10-90 – Definitions and Terms, and Uses
 - Purpose
 - Definition of Specialized Terms, Phrases, and Building Functions (Existing Chapter 10-14)

Table of Contents – Title 10



- Chapter 10-100 – Maps
 - Zoning Map
 - Regulating Plan/Form-Based Code Overlay(s)
 - Historic Overlay Districts (overlays may be included on the Zoning Map)
 - Floodplain Maps
 - Lighting Zones Map
 - Other (TBD)

Table of Contents – Title 10



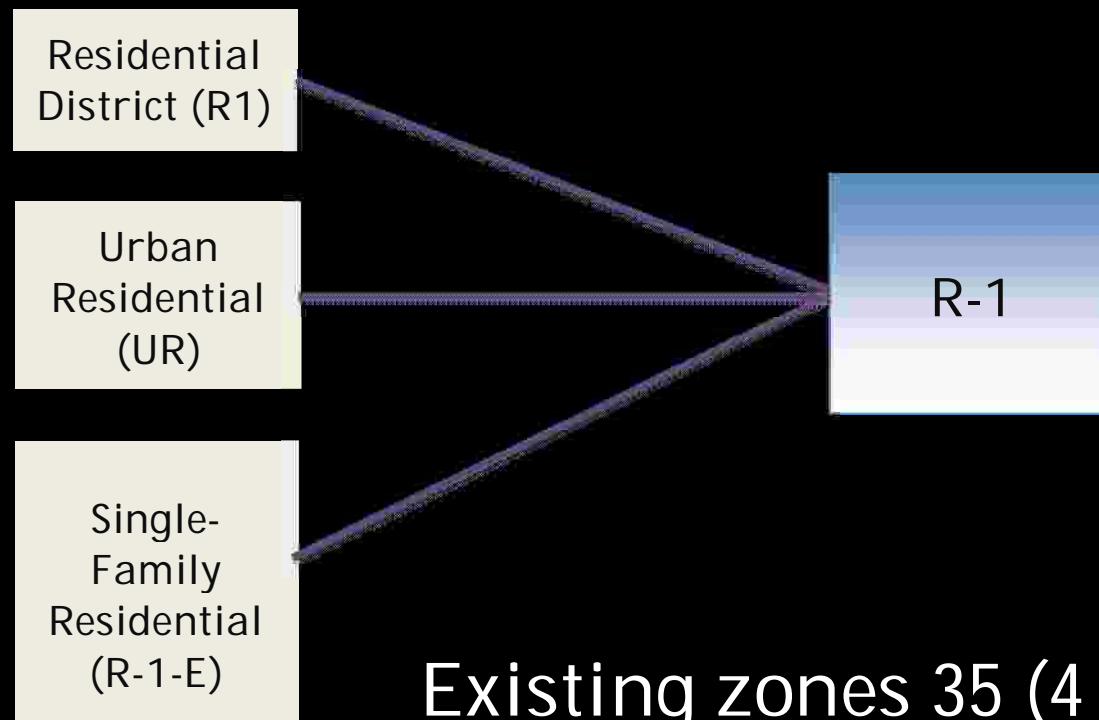
- Appendices:
 - Supplemental Guidelines
 - Design Guidelines (Existing Chapter 10-16) and Existing Appendix C (Addnl. Info. on Smart Growth and TND)
 - Sustainability (Stormwater, Solar Power, Wind Power, Greywater)
 - Property Development Review Fees (Existing Appendix B)
 - Outdoor Lighting Reference Materials
 - TBD

Responsibility for code sections



Consultant	Staff
Combining Zones Land use tables Zoning district standards Resources Form-based Code sections Landscaping Affordable housing Administration and Procedures Supplemental Guidelines Definitions Final editing and compilation Graphics and illustrations	Outdoor Lighting Signage Plan Amendments Enhanced Public Participation Heritage Preservation Subdivision Regulations Enforcement Various smaller issues – storage containers, animal keeping, etc.

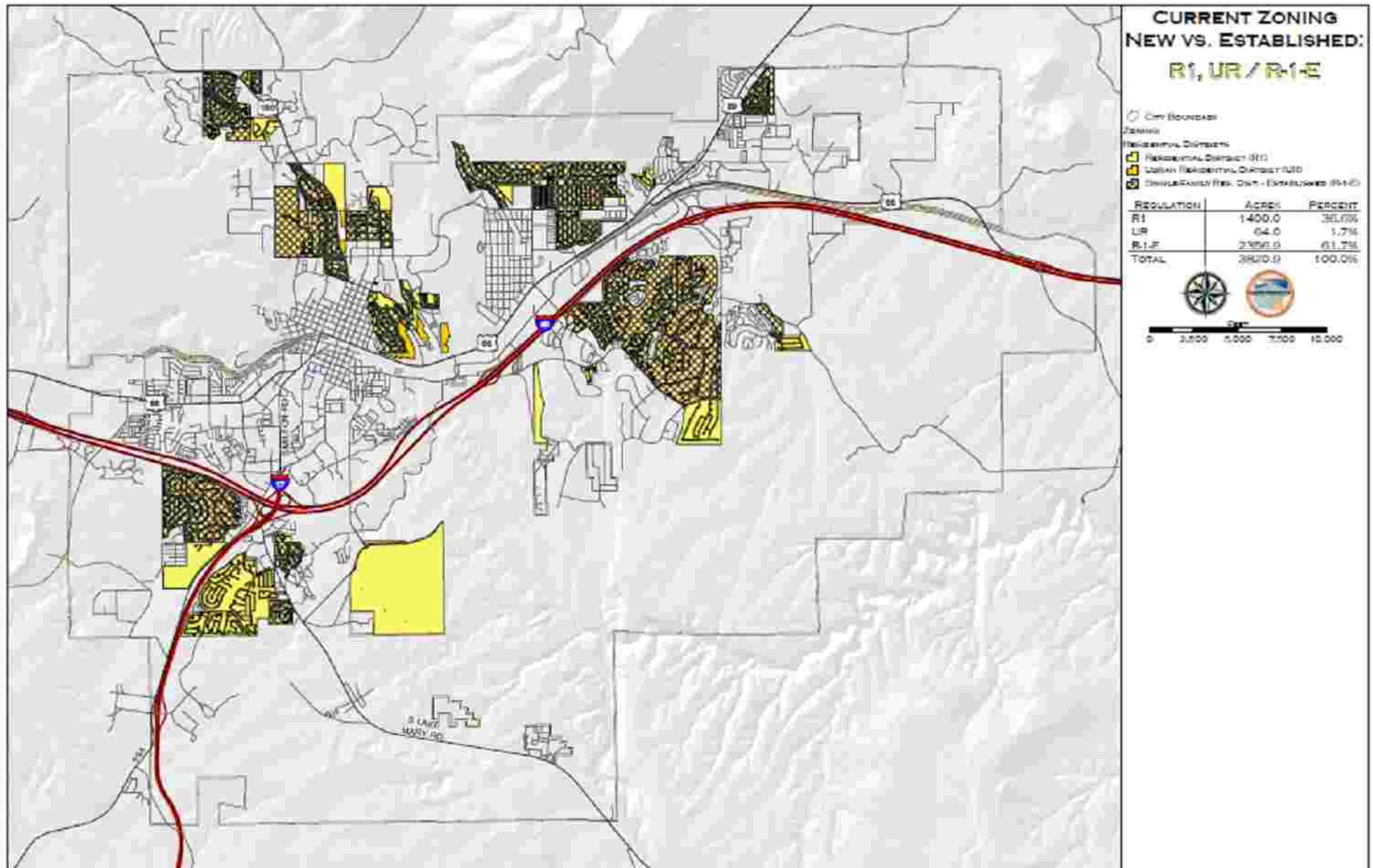
Proposed zone combinations



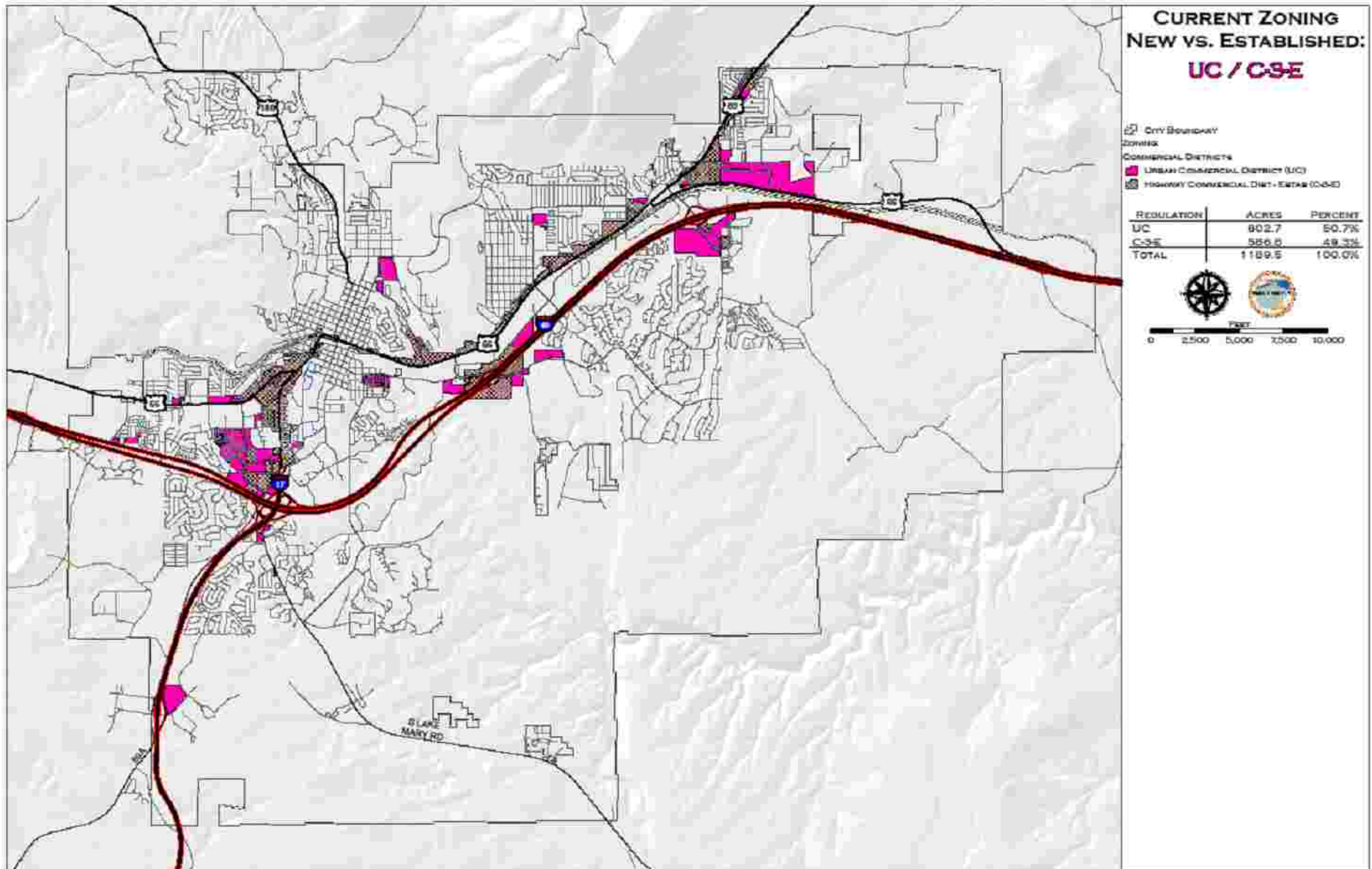
Existing zones 35 (4 overlay)

Proposed zones 17 (4 overlay)

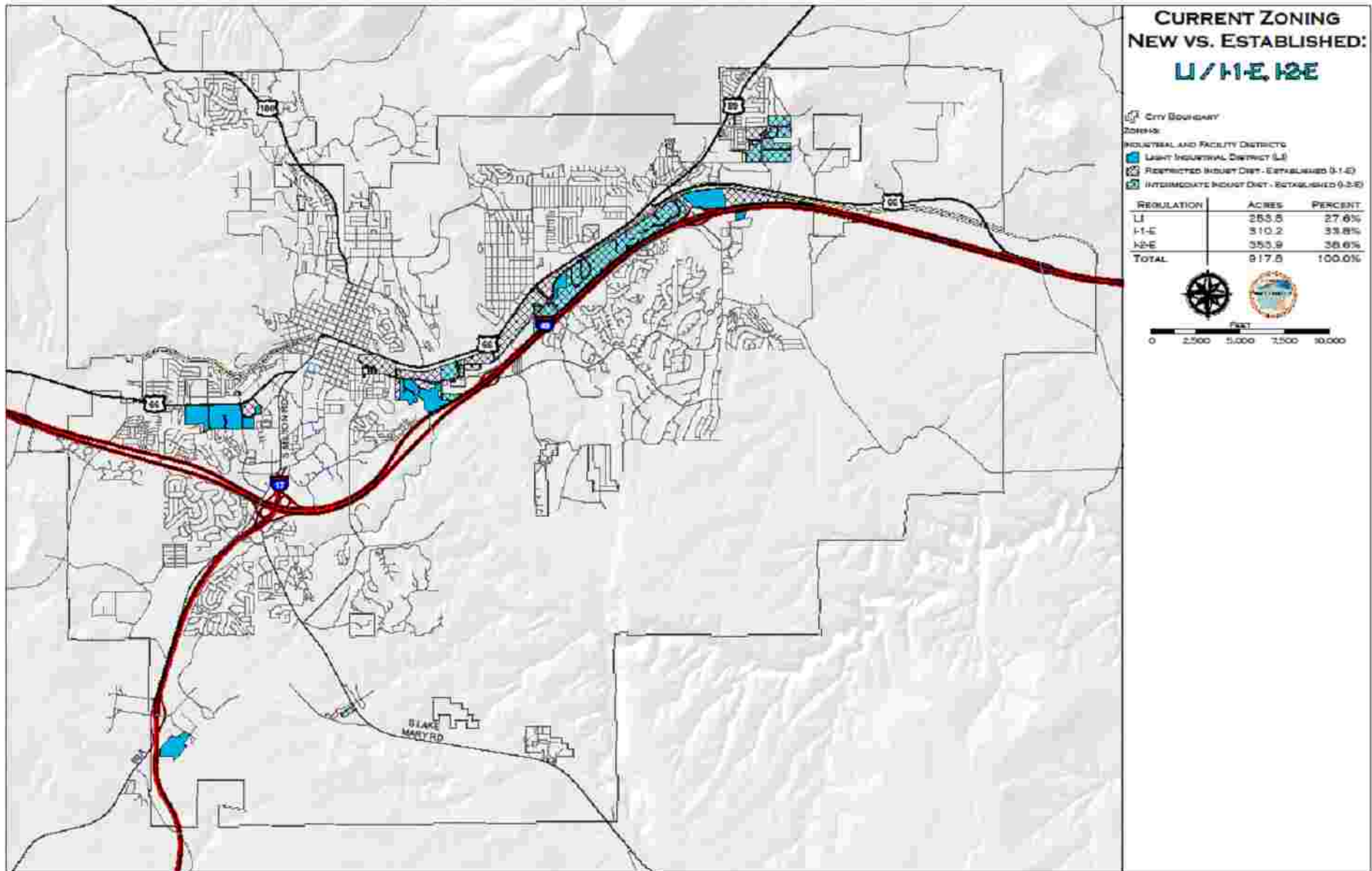
Proposed zone combinations



Proposed zone combinations



Proposed zone combinations



Example Analysis - Standards



		Performance								Established	Proposed Standards
		Residential District (R1)				Urban Residential (UR)				Single Family Residential (R-1-E)	R1
		Single-Family	Planned	Planned, Affordable	Institutional	Single-Family	Planned	Planned, Affordable	Institutional		
Max. Gross Density		4.55	4.55	4.55		5.00	6.10	8.00		6.22	6.00
Max. Net Density		4.55	10.00	10.00		5.00	12.20	12.20		N/A	N/A
Min. Site Area		7,000 sf	3 ac	3 ac		6,000 sf	1 ac	1 ac		N/A	6,000 sf
Min. Lot Area		7,000 sf	Bulk and Use Standards	Bulk and Use Standards		6,000 sf	Bulk and Use Standards	Bulk and Use Standards		7,000sf interior lot 8,000sf corner lot	6,000 sf
Min. Lot Width ft.		60'	N/A	N/A		45'	N/A	N/A		60' interior lots 65' corner lots At setback line	45'
Lot Depth		N/A	N/A	N/A		N/A	N/A	N/A		100'	100'
Max. Building Height		35'	Bulk and Use Standards	Bulk and Use Standards	35'	35'	Bulk and Use Standards	Bulk and Use Standards	35'	35'	35'
Max. Building Coverage		0.35	N/A	N/A		0.35	N/A	N/A		35% ADUs excluded	0.35
Minimum Yard Areas (Setback)	Front	15'/25'	N/A	N/A		15'	N/A	N/A		15' (25' for parking)	15'
	Side (interior lots)	8'	N/A	N/A		6'	N/A	N/A		8'	8'
	Side (Corner lots)	15'	N/A	N/A		15'	N/A	N/A		8' (interior)/20' (exterior)	8' (interior)/20' (exterior)
	Rear	25'	N/A	N/A		25'	N/A	N/A		25'	25'

Example Analysis - Uses

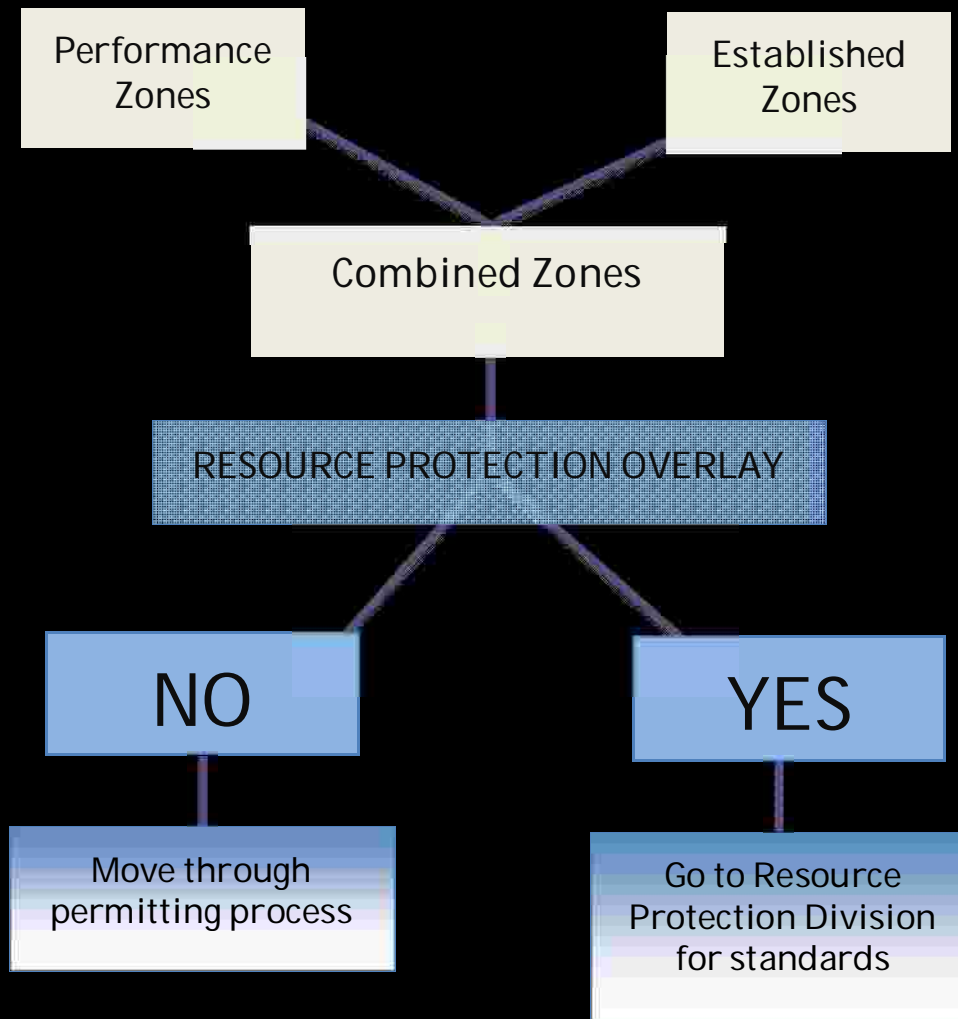
New Zone	R1			New Use
	R-1-E	R1	UR	
Uses				
Ranching, Forestry				<i>Ranching, Forestry, Resource Uses</i>
Ranching		-	-	Ranching
Raising or keeping of cattle, goats, horses, sheep, rabbits, poultry or other animals	-			<i>Animal Keeping</i>
Residential				
Single Family dwelling, one per lot	P			<i>Dwelling, Single Family</i>
Single-Family		P	P	
Cluster		-	-	<i>Dwelling, Cluster</i>
Planned		P	P	<i>Planned Residential Development</i>
Planned Residential Development	-			
Small unit Single Family	P	P	P	<i>Dwelling, Small Unit Single Family</i>
Two-Family dwellings	-			<i>Dwelling, Two Family</i>
Condominiums. (Ord. 1997, 6-15-99)	P			<i>Dwelling, Condominium</i>
Accessory Building and Structures	P			Accessory Building and Structures

Drafts under ongoing review

- Natural Resources



Resource Protection Approach



Resource Protection Approach



- Resource Protection Overlay
 - Floodplains
 - Steep slopes
 - Natural communities
- Biological survey requirements
- Resource protection thresholds
- Resource protection during construction
- Uses allowed in natural resource areas
- Replacement and mitigation

Drafts under ongoing review



- Resources
- Outdoor Lighting
- Signage
- Planning Documents
- Subdivision Regulations

Subdivision Regulations



ARS 9.462 et.seq.

- Cities are required to establish procedures for the subdivision of land
- Subdivisions
- Modified subdivision process
- Land splits
- Boundary adjustments
- Very little discretion available; does plat meet statutory and code requirements? Yes or No only!

Drafts under ongoing review

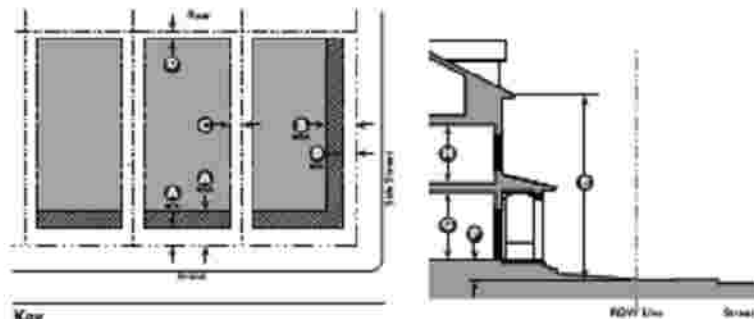


- Resources
- Outdoor Lighting
- Signage
- Planning Documents
- Subdivision Regulations
- **Form-based Code chapters**

Sample page ...

10-30.20.070

T4 Neighborhood I (T4N.I) Standards



Key

- ROW / Property Line
- Setback Line
- Building Area
- Facade Zone

C. Building Placement

Principal Building Setback (Distance from ROW / Property Line)

Front	
Minimum ¹	15' min., 30' max.
Front facade within zone	50% min.
Side Street	10' min., 15' max.
Side	15' min., combined
Rear	25' min.

¹ Setback may match an existing adjacent building. The building may be set to align with the facade of the farthest immediately adjacent property, for a width no greater than that of the adjacent property's facade that encroaches into the minimum setback.

Outbuilding Setback (Distance from ROW / Property Line)

Front Setback	20' min. (also side setback)
Side Setback	0' min., 3' max.
Rear Setback	3' min.

Miscellaneous

Upper-floor units must have a primary entrance along a street facade or to a courtyard.
Ground-floor residential units facing a street shall have individual entries.

D. Building Form

Height

Building	
Principal Building	2 1/2 stories max.
Outbuilding	2 stories max.
Ground Floor Finish Level	18' min. above sidewalk
Ground Floor Ceiling	9' min. clear
Upper Floor(s) Ceiling	8' min. clear

² See Chapter 10-50 Building Trees for additional height regulations.

Footprint

Depth, ground-floor residential	30' min.
space along primary street	
Frontage	
Lot Coverage	80% max.

Miscellaneous

Manured roof beams are not allowed.

E. Allowed Use Types

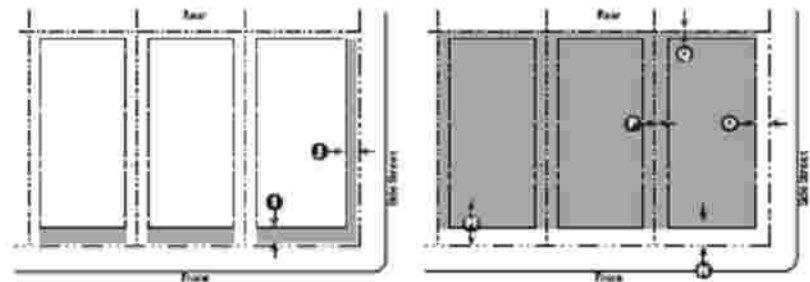
Ground Floor ³	Res. / Com. ⁴ / Ser. ⁵
Upper Floor ³	Res. / Com. ⁴ / Ser. ⁵

³ See Table 10-30.20.070.I Allowed Uses for specific uses.

⁴ Allowed only in Open Overlay Districts.

T4 Neighborhood I (T4N.I) Standards

10-30.20.070



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

F. Frontage Types and Encroachments

Encroachments¹

Front	5' max.
Side Street / Civic Space	5' max.
Side	3' max.
Rear	
Property Line	0' max.
Rear Lane	5' max.

Encroachments are not allowed within a Street ROW.

² See 10-30.20.070 for allowed encroachments.

Allowed Frontage Types³

Ponds and Pavers	Frontage
Stairs	

⁴ See 10-30.20.070 for Frontage Tree standards.

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

G. Required Parking

Spaces

Residential Uses	
Studio/1 Bedroom	1 / unit min.
2+ Bedrooms	2 / unit min.
Non-Residential Uses	
≤2,000 sf	no spaces required
>2,000 sf	2 / 1,000 sf min.
	above first 2,000 sf.

Recreation, Education, & Public Assembly

By warrant

Location (Setback from Property Line)

From	
Covered / Attached	50' min.
Uncovered	Match front facade
	min.
Side Street	5' min.
Side	0' min.
Rear	0' min.

Miscellaneous

Linear feet of front or side facade that may be covered 35% max.
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.
See Division 10-30.20.070 for additional general parking requirements.

Drafts under ongoing review



- Resources
- Outdoor Lighting
- Signage
- Planning Documents
- Subdivision Regulations
- Form-based Code chapters
- Heritage Preservation
- Administration, Procedures and Enforcement

Issues for more discussion ...



- Temporary signs
- Storage containers
- Wind turbines – residential zones
- Administration
- Animal keeping

Temporary signs

- Current LDC is very restrictive!
- Allow temporary banners – minimal cost
 - New occupancy or use (45 days)
 - Grand opening (30 days)
 - Seasonal sales, special events (60 days total any time)
 - Real estate banners
 - Civic events
- Uniform application across the City
- No more A-frame signs



Storage containers

- Currently only in some industrial zones
 - I-2-E, I-3-E and HI
- Residential zones
 - Temporary use for emergencies
 - Building permit for construction
 - Permanent use for storage only subject to standards
- Commercial zones
 - Temporary use for emergencies
 - Building permit for construction
 - 90 days/year (one 30 day ext.) for seasonal sales



Wind turbines – residential zones



- Currently permitted commercial & industrial zones
- Residential zones as well?
- All uses in residential zone – churches, schools, etc.
- One acre parcel size minimum?
- 45 foot maximum height?
- One turbine tower per parcel?
- Setback 110% height of turbine tower?
- Vertical wind turbines and small D.C. systems



Administration



- Simpler, easier and more efficient processes
- Future of DRB (Development Review Board)
- Complete reorganization of the chapter
 - Logical structure
 - Eliminate redundancies
 - Cross-references
- Zone change submittal requirements

Animal keeping

- Domestic animals
 - Cats, dogs, other pets
- Hoofed animals
 - Horses, sheep, goats, alpacas, etc.
- Fowl
 - Chickens and ducks
- Exotics?



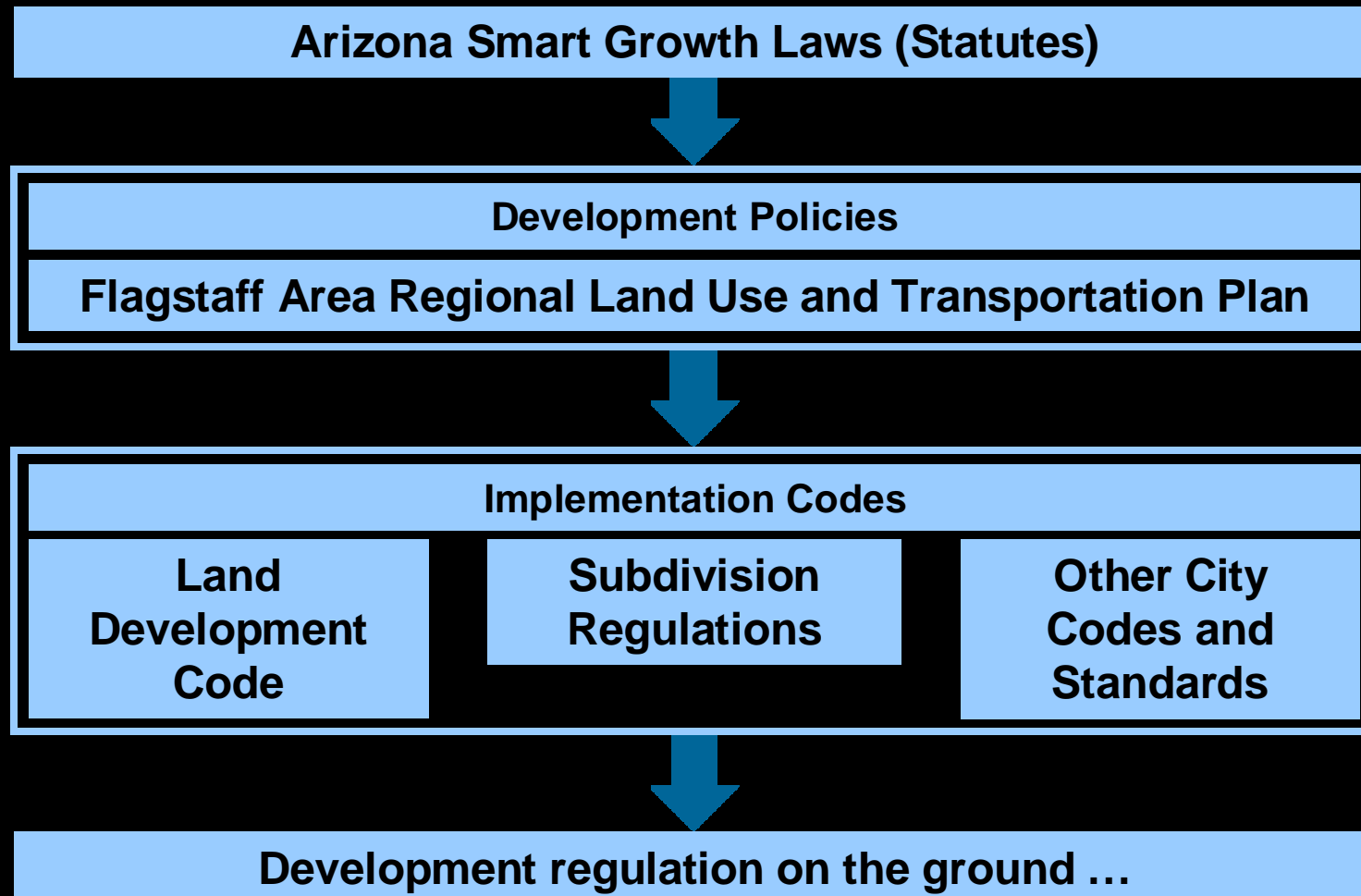
Implementing the Regional Plan



FLAGSTAFF REGIONAL PLAN 2012

Implementing the Regional Plan

Policy Application:



Regional Plan next meetings



- CAC Meeting March 4th – Energy Policy
- CAC Meeting April 1st - Water Policy
- Open houses in May

www.flagstaff.az.gov/regionalplan

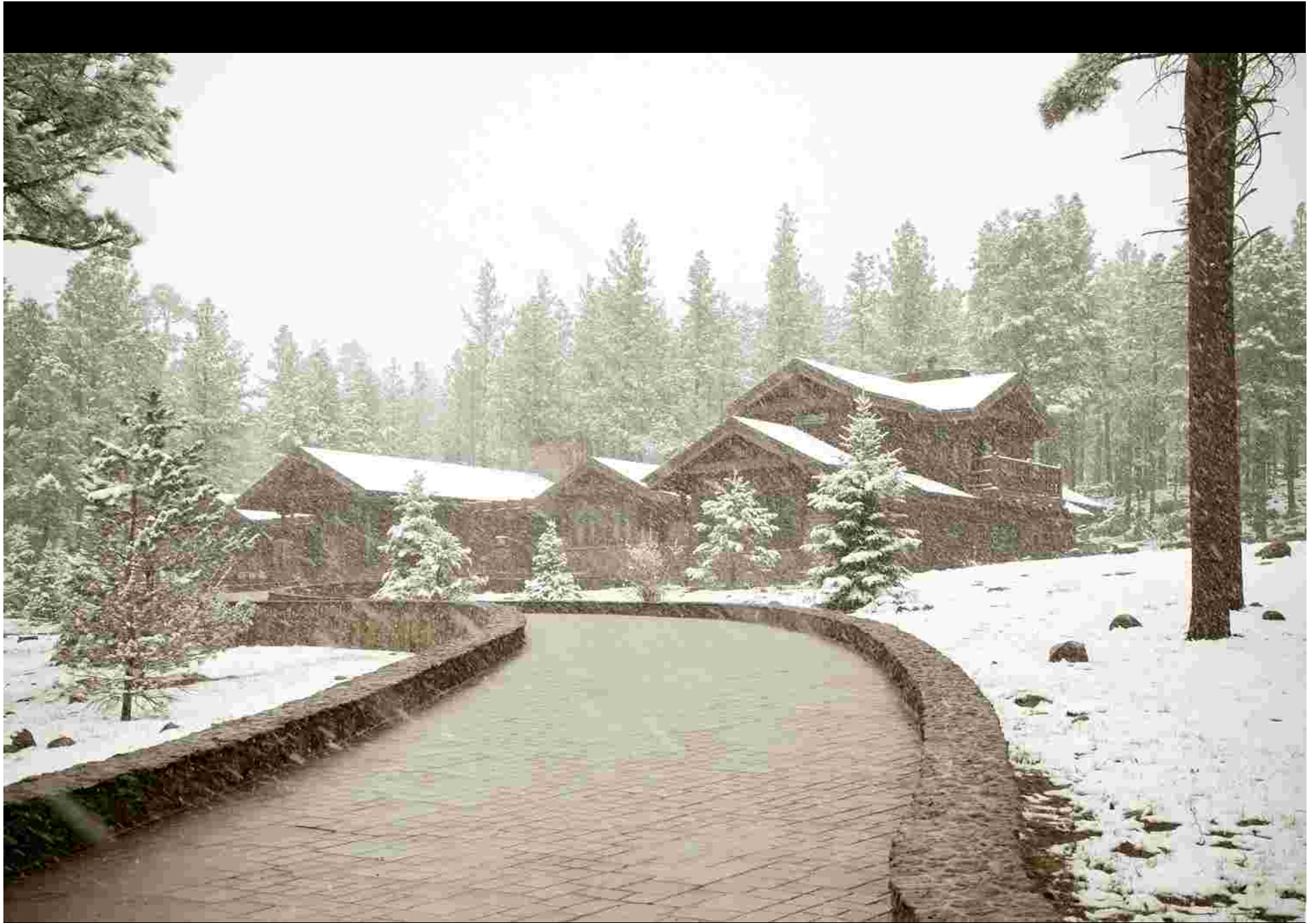
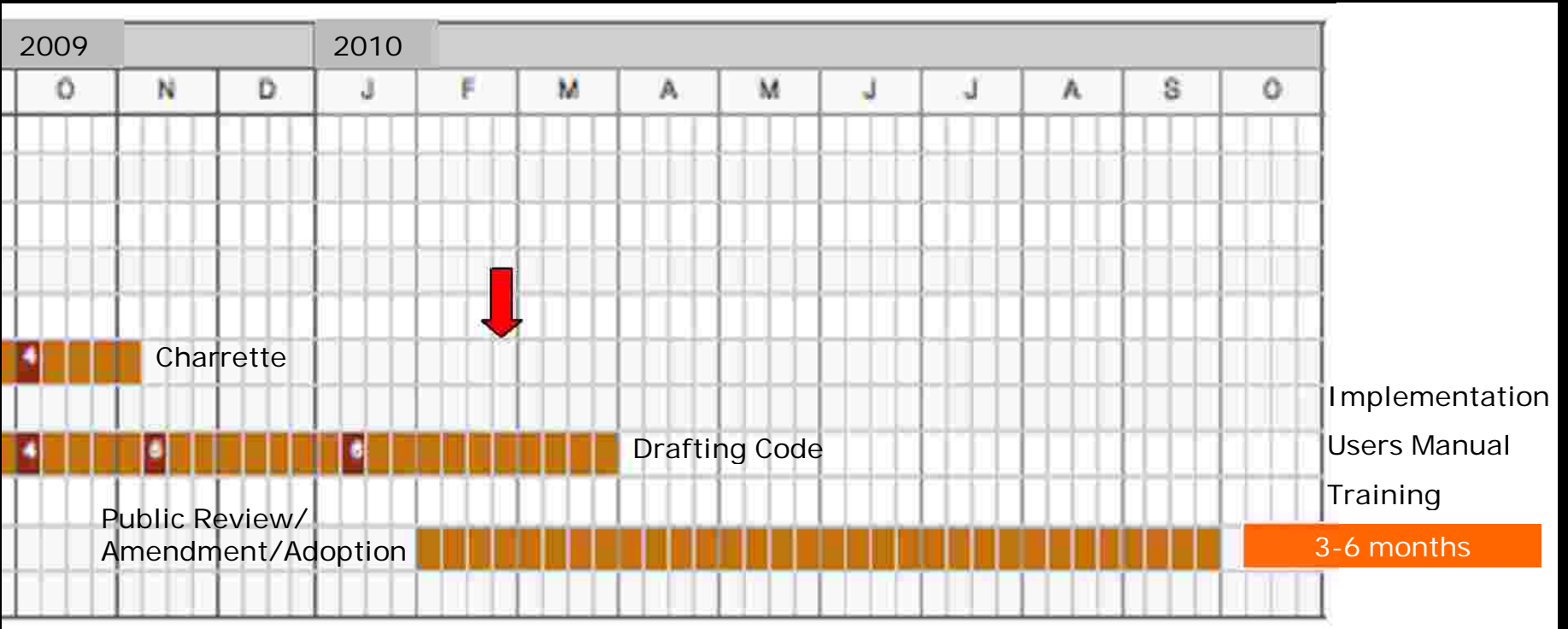


Image courtesy of Keiji Iwai Photography



Next Steps ...

Zoning Code - Public Meeting (Work Sessions and Hearings) Schedule

January	February	March	April	May	June
		9		18	
P&Z WKS			9 Draft Completed		1 Public Review
13			P&Z WKS	12	Draft Released
28		24	14		9
Realtor Zoning Class					23
26	23	9	24 Reg. Plan Focus Group - design		CC WKS w/ P&Z
	25	HPC	15	13	8
		10 17			24
		Stnblty			Council
July	August	September	October	November	December
				2	
14 P&Z Hrngs.	11				
21 28	CC WKS				
special meeting	10 30	CC Hrngs.	5		
		7 21	2nd Rdng.		
	12?	1st Rdng.			
Break					

Thank you!



www.Flagstaff.Az.gov/zoningupdate

reastman@flagstaffaz.gov

928-779-7631 Ext 7606



THE 5 Cs OF GOOD PLANNING

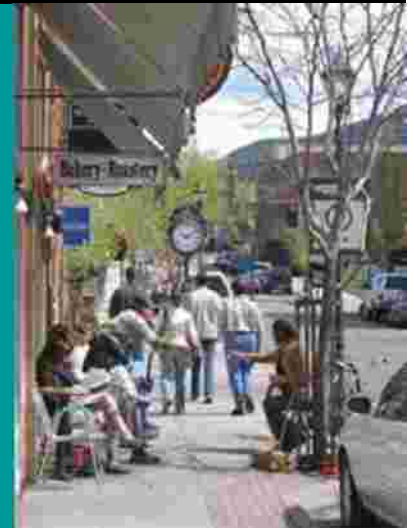
Compact

Complete

Connected

Complex

Convivial



Courtesy of Andres Duany

A few examples ...

- Norton Commons, Prospect, Ky
- New Town at St. Charles, St. Louis, Mo
- South Main, Buena Vista, Co
- Three Springs, Durango, Co
- The Wellington Neighborhood, Breckenridge, Co
- Heritage Park, Minneapolis, Mn
- Middleton Hills, Madison, Wi
- Kentlands, Md



<http://www.tndtownpaper.com/neighborhoods.htm>

T H E W E L L I N G T O N
N E I G H B O R H O O D



The Traditional Neighborhood (TND)

The 6 basic needs of any neighborhood, town or village
– it must provide space for people to:

- LIVE
- WORK
- SHOP
- PRAY
- PLAY
- Go to SCHOOL safely



Image courtesy of Keiji Iwai Photography

